



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

June 26, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**CENTINELA AREA PROBATION OFFICE AND BUILDING AND SAFETY  
FIRESTONE DISTRICT OFFICE REPLACEMENT PROJECT  
APPROVE PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT  
SPECS. 6657; C.P. 69272  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Approve the total \$20,877,000 project budget for construction of the Centinela Area Probation Office and Building and Safety Firestone District Office Replacement project.
2. Find that Woodcliff Construction is the apparent lowest responsible and responsive bidder, and award a Construction Contract for the Centinela Area Probation Office and Building and Safety Firestone District Office Replacement project, subject to the satisfactory and timely completion by the contractor of the Consultant Services Agreement to prepare a baseline construction schedule for the project and receipt by the County of Acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.

3. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director to execute the Construction Contract, in the form previously approved by County Counsel, to Woodcliff Corporation and to establish the effective date of the Construction Contract if the Director determines that the above conditions have been satisfied.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommendations will establish project funding and allow construction for the Centinela Area Probation Office and Building and Safety Firestone District Office Replacement to commence.

On February 15, 2005, your Board approved an Architect/Engineer Services Agreement with Ted Tokio Tanaka Architects to provide design services for a new Probation building to replace the existing Centinela Area Probation office. On August 30, 2005, your Board approved a project scope revision to include a Building and Safety District office as a replacement of the Firestone District office. The new building will include 25,000 square feet for Probation's field office and 5,000 square feet for the Building and Safety District office.

As previously reported to your Board, in order to expedite project delivery, the project is divided into three phases. Phase I involves make-ready site work. Phase II entails the design and construction of the building's core and shell. Phase III includes completion of the tenant improvements.

On December 19, 2006, your Board adopted the Mitigated Negative Declaration documents and adopted recommendations for Public Works to initiate Phase I exploratory and make-ready site work in preparation for next construction. During implementation of this work, unforeseen conditions were discovered, which require shoring design modifications and additional work to replace more soil and debris than anticipated. This work is expected to be completed in July 2007.

On March 20, 2007, your Board adopted plans and specifications for the project and instructed the Executive Officer of the Board to advertise for construction bids. On April 26, 2007, seven bids were received, and Woodcliff Corporation was the apparent lowest responsible bidder meeting the criteria adopted by your Board. As instructed by your Board, a Consultant Services Agreement has been executed with Woodcliff Corporation to prepare a baseline schedule for a \$15,000 not-to-exceed fee. The cost of the Consultant Agreement with Woodcliff Corporation has been subtracted from their

total lump sum bid as described in the Instruction to Bidders. We recommend your Board award the Contract to Woodcliff Construction for \$9,337,000, subject to Woodcliff Construction satisfying the conditions for contract award specified above.

### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goal of Service Excellence as they will improve the efficiency, quality, and responsiveness of County services to the communities.

### **FISCAL IMPACT/FINANCING**

The recommended Construction Contract with Woodcliff Corporation is for \$9,337,000. In addition, approximately 15 percent of the Contract amount is allocated for Change Orders in the project budget. Other project costs have increased, including unforeseen conditions in Phase I earthwork by \$500,000 and tenant improvements by \$200,000 as further details develop in Phase III. The revised total project budget, including construction, Change Orders, equipment, consultant services, miscellaneous expenditures, and County services, is estimated at \$20,877,000, which is \$1,048,000 less than the original total project cost estimate. The revised Project Schedule and proposed Budget Summary are included in Enclosure A.

The Fiscal Year 2006-07 Capital Projects/Refurbishments Budget includes sufficient appropriation to fund the subject Construction Contract under C.P. 69272.

### **Operational Budget Impact**

The project scope is a new replacement facility for the Centinela Area Probation Office and Building and Safety Firestone District Office; therefore, any increases in ongoing operational costs, including utilities, will be absorbed by Probation and Public Works.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, Woodcliff Corporation is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Woodcliff Corporation is in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

#### **ENVIRONMENTAL DOCUMENTATION**

On December 19, 2006, your Board adopted the Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program.

#### **CONTRACTING PROCESS**

On March 20, 2007, your Board adopted plans and specifications for the project at an estimated \$11,600,000 construction cost, and instructed the Executive Officer of the Board to advertise for construction bids. On April 26, 2007, five bids were received. Woodcliff Corporation with a bid of \$9,352,000 was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

Woodcliff Corporation's Community Business Enterprises participation data and 3-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website.

The Honorable Board of Supervisors  
June 26, 2007  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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cc: Auditor-Controller  
County Counsel  
Office of Affirmative Action Compliance  
Probation Department  
Department of Public Social Services (GAIN/GROW Program)

June 26, 2007

**ENCLOSURE A**

**CENTINELA AREA PROBATION OFFICE AND BUILDING AND SAFETY  
FIRESTONE DISTRICT OFFICE REPLACEMENT PROJECT  
APPROVE PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT  
SPECS. 6657; C.P. 69272**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>	<b>Revised Completion Date</b>
Project Needs Assessment	01/10/05*	01/10/05*
Core and Shell Design		
Contract Execution	02/22/05*	02/22/05*
Project Program	07/28/05*	07/28/05*
Construction Document Submittal	11/22/06*	11/22/06*
Jurisdictional Approval	03/15/07*	03/15/07*
Construction Bid and Award	07/09/07	07/16/07
Construction		
Substantial Completion	04/05/08	04/15/08
Acceptance	05/07/08	05/14/08
Tenant Improvement Design		
Construction Document – Submittal	05/22/07	08/27/07
Jurisdictional Approval	06/05/07	10/26/07
Construction Bid and Award	10/18/07	01/22/08
Construction		
Substantial Completion	06/19/08	09/19/08
Acceptance	10/16/08	10/16/08

\* Indicates completed activity

## II. PROJECT BUDGET SUMMARY

Budget Category	Estimated Budget	Impact of this Action	Revised Project Budget
Construction			
a) Earthwork – JOC (Phase I)	\$ 1,500,000	\$ 500,000	\$ 2,000,000
b) Core and Shell (Phase II)	\$11,600,000	(\$ 2,248,000)	\$ 9,352,000
c) Tenant Improvements (Phase III)	\$ 2,000,000	\$ 200,000	\$ 2,200,000
d) Change Orders	<u>\$ 1,360,000</u>	<u>\$ 500,000</u>	<u>\$ 1,860,000</u>
Subtotal	\$16,460,000	(\$1,048,000)	\$15,412,200
Equipment	\$ 400,000	0	\$ 400,000
Plans and Specifications	\$ 1,280,000	0	\$ 1,280,000
Consultant Services	\$ 257,000	0	\$ 257,000
Miscellaneous Expenditures			
a) Furniture	\$ 1,085,000	0	\$ 1,085,000
b) Utility Fee	\$ 300,000	0	\$ 300,000
c) Printing/Legal	<u>\$ 55,000</u>	0	<u>\$ 55,000</u>
Subtotal	\$ 1,440,000	0	\$ 1,440,000
Jurisdictional Reviews and Plan Check	\$ 88,000	0	\$ 88,000
County Services	\$ 2,000,000	0	\$ 2,000,000
<b>TOTAL</b>	\$21,925,000	(\$ 1,048,000)	\$20,877,000

June 26, 2007

**ENCLOSURE B**

**CENTINELA AREA PROBATION OFFICE AND BUILDING AND SAFETY  
FIRESTONE DISTRICT OFFICE REPLACEMENT PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6657; C.P. 69272**

The project includes construction of a new 30,000-square-foot Centinela Area Probation Office and Building and Safety Firestone District Office Replacement.

**Bid Opening Date:** April 26, 2007

**Bid Summary:**

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
1. Woodcliff Corporation	\$ 9,352,000
2. Pinner Construction Co., Inc.	\$ 10,073,000
3. CTP Construction, Inc.,	\$ 10,452,000
4. PW Construction, Inc.,	\$ 10,680,000
5. AKG Construction, Inc.,	\$ 11,400,000
6. FTR International, Inc.,	\$ 11,498,000
7. Morillo Construction	\$ 12,000,000

**Financial Information:**

Public Works' fair construction cost estimate was \$11,600,000.

The Contract will be issued to Woodcliff Corporation for \$9,337,000 (\$9,352,000, the amount of its base lump sum bid, minus \$15,000, the amount of the Consultant Services Agreement previously awarded to Woodcliff Corporation for preparation of the baseline construction schedule).